

## MINUTES

### NEWINGTON TOWN PLAN AND ZONING COMMISSION

#### Special Meeting

January 27, 2010  
Newington Town Hall

- I. **Present:** Chairman Pruett, Commissioners Pane, Camerota, Anest, Schatz, Hall and alternates Aieta, Carragher, Lenares. Also present, Staff, Town Planner Ed Meehan.
- II. Chairman Pruett stated that the purpose of this evening's Special Meeting was to continue the review of the draft July 22, 2009 Plan of Conservation and Development. This is the second draft of the proposed 2020 Plan, public hearing opened October 14, 2009. Tonight's Special Meeting will focus on Sections 4 to 7.

Following this Special Meeting, the Commission will convene its regular meeting at which time the public is invited to speak on the draft Plan of Conservation and Development.

Chairman Pruett requested Commissioners to offer their proposed edits and revisions.

- III. Town Planner, Ed Meehan recorded the following proposed revisions:

#### Section 4 Development Strategies

##### Page 24 Community Structure change to Community Character

Page 24 General Goal delete "node" and rewrite to read: "Locate development in places and at densities which support the desired overall (structure) character of Newington."

- A variety of mixed land uses near the intersection of Main and Cedar Streets that strengthen Town Center businesses.
- Smaller mixed land uses adjacent to future transit stations when they are established.

#### Strategies

1. Delete "node"
2. Delete "new" and "node" and rewrite "transit oriented sites"
3. Rewrite "properties with increased landscape buffers"
4. Rewrite to read "Enhance and improve the appearance and quality of development at major commercial gateways: Cedar/Fenn, Berlin Turnpike/Rowley Street and Berlin Turnpike/Russell Road.

##### Page 25 Change map to read "Community Character Plan" and delete "nodes"

Page 26 Opportunity Sites General Goal rewrite to read "promote appropriate conservation and development that retains Newington's small Town character with emphasis on the reuse and redevelopment of existing sites.

Page 28 Town Center General Goal second goal delete "housing" rewrite (business and mixed uses)

##### Extent 3 (b) delete

Extent 4 (c) add to end of sentence "and access is consolidated on the east side of Mill Street stressing the safety of pedestrians and traffic calming."

Page 29 Town Center Zoning map correct Main street commercial at #1310 change to R-12 District.

Page 30 Change Scale and Mix of Uses to read "Scale, Mix of Uses and Building Height."

Page 30 Delete # 7 renumber

Page 30 Delete # 9 add to end of sentence: "The maximum height of buildings should not exceed three stories."

Page 32 Strategies Overall Density rewrite # 2 to read:

"To guide development east of Mountain Road consider the adoption of design standards that preserve sensitive steep slopes and directs development to better suited terrain."

Page 32 # 6 add maintain quality of "neighborhood parks"

Page 32 # 8 delete "Except as otherwise noted"

Page 33 Residential Development Plan Map delete references to "nodes"

Page 34 Delete # 11, # 13, # 14, #17 and renumber

Page 35 Business Development General Goals add new goal statement:

"Where appropriate consider the reuse and redevelopment of existing commercial properties to take advantage of good locations and utility services."

Page 35 Add to end of third goal "without adversely impacting residential areas."

Page 36 Areas East of Town Center

# 7 (a) rewrite to clarify "height"

a. Control the height, placement and appearance of structures to preserve the open space quality of the Cedar Mountain ridgeline.

Page 36 Route 9/Cedar Street Business Area

# 9 change "Promote" to Control and add to the end of sentence "stressing traffic and pedestrian safety as well as the environmental limitations of this property's wetlands and flood hazard areas."

# 11 delete "oriented neighborhood" and insert "potential area"

Page 37 Newington Junction Area

# 13 delete "oriented neighborhood" and insert "potential area"

Page 38 Buffering/Compatibility

# 20 delete "present" and insert "increased"

Page 38 Home-Based Businesses

Delete # 22 and # 23 and insert new # 22 to read:

22. Recognize that home business occupations increase employment opportunities for Newington residents but their impact on the adjacent neighborhood should not cause a nuisance. Business uses of residential property should not permit retail sales, personal services or consulting within the home. Evaluation of home businesses by Special Exception standards and conditions will be implemented to protect residential properties.

Page 39 Business Plan Map delete “nodes”

Page 42 Transit

# 14 delete “if higher density residential areas such as the” insert “the existing”

Page 53 Future Land Use Plan Map

Review and revise per strategies. Delete “nodes.”

Page 57 Acknowledges

Revise and update

**IV.** Ms. Camerota moved to adjourn the Special Meeting at 7:00pm, seconded by Mr. Pane and approved.

Submitted,

Edmund J. Meehan  
Town Planner